

**CITY OF SEATTLE**  
**SEPA ENVIRONMENTAL CHECKLIST**

**A.**     **BACKGROUND**

1.     Name of proposed project, if applicable:

**East Madison Business District Land Use Recommendations and associated Ordinance amending the Seattle Land Use Code to rezone certain portions of the area.**

2.     Name of applicant:

**City of Seattle Department of Design, Construction, and Land Use**

3.     Address and phone number of applicant and contact person:

**DCLU  
700 Fifth Ave  
Suite 2000  
Seattle, Washington 98104-5070**

**Contact: Jory Phillips, 386-9761**

4.     Date checklist prepared:

**August 16, 2001**

5.     Agency requesting checklist:

**City of Seattle Department of Design, Construction, and Land Use (DCLU)**

6.     Proposed timing or schedule (including phasing, if applicable):

- **Public Review of Draft Recommendations:**     **August-September 2001**
- **City Council Hearing:**     **September 2001**
- **City Council Vote:**     **October 2001**
- **Effective:**     **December 2001**

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

**Seattle's Land Use Code is subject to on-going amendments as necessary. The proposal includes zoning changes to which future individual development projects may be subject.**

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

**The proposal includes zoning and development standard changes to which future individual development projects may be subject. This proposal responds to neighborhood planning work; relevant environmental information was prepared as a part of those projects.**

**The FEIS for the City of Seattle's Comprehensive Plan was released in March 1994 by the Planning Department. SPO released a SEPA Threshold Determination of Non-Significance for the Central Area Action Plan II on July 30, 1998.**

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

**Several property owners in the area are proposing redevelopment projects that are currently undergoing design, permitting, and/or environmental review.**

10. List any government approvals or permits that will be needed for your proposal, if known.

**Approval by City Council and Mayor.**

11. Give brief, complete description of your proposal, including the proposed uses and the site of the project. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

**The proposed land use actions are based on an examination of existing land use and zoning, along with Central Area Action Plan strategies for the East Madison Business District. These recommendations are intended to implement the *Central Area Action Plan II*. The associated analysis provides an objective view of land use and zoning for an area along and surrounding East Madison Street to help guide neighborhood, City department, property owners, and other interested party discussions and serve as the basis for DCLU's recommended actions.**

The analysis examines the areas within each zoning designation to determine how well the area's characteristics match the zone's functional and location criteria. Based on this examination and the goals and vision of the Central Area Action Plan II, potential changes are recommended for further evaluation. General Rezone Criteria listed in section 23.24.008 of the Seattle Municipal Code are used to evaluate any potential changes. Based on these steps, the following recommendations are being made (see Exhibit A for a map describing areas):

- Lowering the allowed height of an area (Area 2) zoned NC3-85 along East Madison Street between 21st and 23rd Avenues East to 65 feet;
- Rezoning an area (Area 3) north of the NC3-85 along East Madison Street from Lowrise 3 to Lowrise 4;
- Rezoning a portion of the area zoned L3 (Area 4a) to NC2/R up to 65 feet;
- Rezoning a portion of the area zoned L3 (Area 4b) to NC2/R-40;
- Rezoning an area zoned L2 along 23rd Ave E (Area 10) to L3;
- Rezoning the area zoned L2 bounded by E Madison Street to the north, E Pine Street to the south, 19th Ave E to the west , and extending east a half-block west of 20th Ave E, (Area 8) to L3;
- Rezoning the area zoned SF 5000 (Area 9) south of Olive Street and north of East Pine Street to Residential Small Lot (RSL/TC); and
- Allowing Single Purpose Residential Structures outright in NC2/R zones within the study area.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

**These recommendations are made for areas adjacent to the East Madison Business District, including zoning designations bounded by approximately 19th and 23rd Avenues East to the East and West and East John and East Pike Streets to the north and south.**

**TO BE COMPLETED BY APPLICANT:**

**EVALUATION FOR**

**AGENCY USE ONLY**

**B. ENVIRONMENTAL ELEMENTS**

**1. Earth**

- a. General description of the site (circle one):  
Flat, rolling, hilly, steep slopes, mountainous,  
other: \_\_\_\_\_

**The area under consideration for rezoning is predominantly flat, with topographic breaks running north-south between 18<sup>th</sup> and 20<sup>th</sup> Avenues East and 23<sup>rd</sup> and 24<sup>th</sup> Avenues East.**

- b. What is the steepest slope on the site (approximate percent slope)?

**The area under consideration for zoning changes is largely flat, but is of varying topographic characteristics. The steepest part of the area is along East Denny Way between 19<sup>th</sup> and 20<sup>th</sup> Avenues East, where an increase of 30 feet elevation takes place over a distance of approximately 290 feet, a grade of about 10%.**

- c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any prime farmland.

**The soil type in the area is generally Qvt, or till/hardpan.**

- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

**There are no records or indications of unstable soils in the area under consideration.**

- e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.

**This proposal is a non-project action and does not involve construction activity. The amount of filling or grading depends upon existing site conditions and usually is part of the site preparation. Individual projects that may utilize the provisions of this proposal will be subject to environmental review (if they meet or exceed thresholds for environmental review) as they move forward.**

**To the extent that proposed rezones increase zoning capacity over existing zoning, more intensive construction grading and fill could result on those parcels. Projects and development consistent with this proposal will occur over time and cannot be evaluated in terms of grading and filling at this stage. Such projects will be subject to subsequent environmental review (if they meet or exceed thresholds for environmental review).**

- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

**This proposal is a non-project action and does not involve construction activity. The amount of clearing depends upon existing site conditions and usually is part of the site preparation. Individual projects that may utilize the provisions of this proposal will be subject to environmental review (if they meet or exceed thresholds for environmental review) as they move forward.**

**To the extent that proposed rezones increase zoning capacity over existing zoning, more intensive construction and erosion could result on those parcels. Projects and development consistent with this proposal will occur over time and cannot be evaluated in terms of erosion at this stage. Such projects will be subject to subsequent environmental review (if they meet or exceed thresholds for environmental review).**

- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

**This proposal is a non-project action and does not involve construction activity. The amount of impervious surface coverage depends upon existing site conditions and site design of a project-specific action. Individual projects that may utilize the provisions of this proposal will be subject to environmental**

**review (if they meet or exceed thresholds for environmental review) as they move forward.**

**To the extent that proposed rezones increase zoning capacity over existing zoning, more intensive construction and impervious surfaces could result on those parcels. The most significant decrease of impervious would result in the proposed changes from L3 to NC2/R in Area 4. Projects and development consistent with this proposal will occur over time and cannot be evaluated in terms of impervious surfaces at this stage. Such projects will be subject to subsequent environmental review (if they meet or exceed thresholds for environmental review).**

- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

**This proposal is a non-project action and does not involve construction activity. The amount of erosion depends upon existing site conditions and site design of a project-specific action. Individual projects that may utilize the provisions of this proposal will occur over time and cannot be evaluated in terms of measures to reduce or control erosion or other impacts to the earth at this stage. Such projects will be subject to environmental review (if they meet or exceed thresholds for environmental review) as they move forward.**

**To the extent that proposed rezones increase zoning capacity over existing zoning, more intensive construction and development could result on those parcels. Projects and development consistent with this proposal will occur over time and cannot be evaluated in terms of erosion impacts at this stage. Such projects will be subject to subsequent environmental review (if they meet or exceed thresholds for environmental review). New construction will need to comply with the City's Stormwater, Grading & Drainage Control Ordinance and Environmentally Critical Areas Ordinance.**

**2.     Air**

- a. What type of emissions to the air would result from the proposal (i.e., dust, automobile, odors, industrial, wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.

**This proposal is a non-project action and does not involve construction or development activity. Individual projects that may utilize the provisions of this proposal will be subject to environmental review (if they meet or exceed thresholds for environmental review) as they move forward.**

**Because the proposed legislation allows for an increase in housing density and commercial activity through rezones, it has the potential for increasing the number of vehicle trips generated by residential uses in the area. Increased automobile emissions could potentially result as a result of these proposed actions.**

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

**None are known.**

- c. Proposed measures to reduce or control emissions or other impacts to air, if any:

**This proposal is a non-project action and does not involve construction or development activity. Individual projects that may utilize the provisions of this proposal will occur over time and cannot be evaluated in terms of measures to reduce or control emissions or other impacts to air at this stage. Such projects will be subject to environmental review (if they meet or exceed thresholds for environmental review) as they move forward.**

**The proposed legislation will not change the mitigation requirements to control air emissions from a given development. However, the proposed legislation includes actions that would increase the amount of pedestrian-oriented commercial area as well as increasing the amount of housing in and near the East Madison Business District. These actions could potentially result in less automobile dependence in and around the East Madison Business District.**

### **3. Water**

- a. Surface:

- 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)?

If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

**The area does not contain any surface water bodies.**

- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

**This proposal is a non-project action and does not involve construction or development activity. There are no known surface water bodies in the vicinity of the area.**

- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

**This proposal is a non-project action and does not involve construction or development activity. Individual projects that may utilize the provisions of this proposal will be subject to environmental review (if they meet or exceed thresholds for environmental review), the City's Environmentally Critical Areas Ordinance, and other requirements as they move forward. The proposed legislation is unlikely to affect the amount of fill or dredge required for site preparation as compared to that allowed under existing regulations.**

- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

**This proposal is a non-project action and does not involve construction or development activity, and the area does not contain surface water bodies. Individual projects that may utilize the provisions of this proposal will be subject to environmental review (if they meet or exceed thresholds for environmental review), the City's Environmentally Critical Areas Ordinance, and other requirements as they move forward. Zoning and development regulation changes in the proposed legislation are unlikely to affect the need to withdraw or divert surface water as part of the site development for an individual project.**

- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.



**No. The area does not lie within a 100-year floodplain.**

- 6) Does the proposal involve any discharges of waste materials to surface waters?  
If so, describe the type of waste and anticipated volume of discharge.

**This proposal is a non-project action and does not involve construction or development activity, and the area does not contain surface water bodies. Individual projects that may utilize the provisions of this proposal will be subject to environmental review (if they meet or exceed thresholds for environmental review), the City's Environmentally Critical Areas Ordinance, and other requirements as they move forward. New development will need to include adequate sanitary sewer connection and capacity, and stormwater controls.**

**Zoning and development regulation changes in the proposed legislation are unlikely to result in the discharge of waste materials to surface waters as part of the site development for an individual project.**

b. Ground:

- 1) Will ground water be withdrawn, or will water be discharged to ground water?  
Give general description, purpose, and approximate quantities if known.

**This proposal is a non-project action and does not involve construction or development activity. Individual projects that may utilize the provisions of this proposal will be subject to environmental review (if they meet or exceed thresholds for environmental review), the City's Environmentally Critical Areas Ordinance, and other requirements as they move forward. New development will need to include adequate sanitary sewer connection and capacity, and stormwater controls.**

**Zoning and development regulation changes in the proposed legislation are unlikely to result in the withdrawal of or discharge to ground water as part of the site development for an individual project.**

- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals...; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

**The proposal is a non-project action and does not involve construction or development activity. However, the proposed legislation has the potential for allowing additional residential units than are allowed under the current development regulations in a given development. Future development projects will need to include adequate sanitary and stormwater sewer capacity and controls, and will be subject to environmental review (if they meet or exceed thresholds for environmental review) and the City's stormwater and drainage requirements.**

**The area is served by sewer mains. The proposed legislation will not change existing regulations on septic tanks or waste material discharge.**

c. Water Runoff (including storm water):

- 1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

**This proposal is a non-project action and does not involve construction or development activity. The amount of runoff and method of collection depends upon existing site conditions and site design of a project-specific action. Individual projects that may utilize the provisions of this proposal will be subject to environmental review (if they meet or exceed thresholds for environmental review) and the City's stormwater and drainage requirements. Future development projects will need to include adequate storm sewer connection and capacity.**

**To the extent that proposed rezones increase zoning capacity over existing zoning, more intensive construction and impervious surfaces could result on those parcels. Projects and development consistent with this proposal will occur over time and cannot be evaluated in terms of runoff and waterflow at this stage. Such projects will be subject to subsequent environmental review (if they meet or exceed thresholds for environmental review).**

**The proposed legislation slightly changes the overall "footprint" of development allowed under existing regulations and may affect the amount of impervious surface or runoff of an individual development project on those parcels.**

- 2) Could waste materials enter ground or surface waters? If so, generally describe.

**This proposal is a non-project action and does not involve construction or development activity. Individual projects that may utilize the provisions of this proposal will be subject to environmental review (if they meet or exceed thresholds for environmental review), the City's Environmentally Critical Areas Ordinance, and the City's stormwater and drainage requirements. Future development projects will need to include adequate sanitary sewer capacity and stormwater controls.**

- d. Proposed measures to reduce or control surface, ground, or runoff water impacts, if any:

**This proposal is a non-project action and does not involve construction or development activity. Individual projects that may utilize the provisions of this proposal will occur over time and cannot be evaluated in terms of measures to reduce or control surface, ground, or runoff water impacts at this stage. Such projects will be subject to environmental review (if they meet or exceed thresholds for environmental review). New construction will need to comply with the City's Stormwater, Grading & Drainage Control Ordinance and provide for mitigation of erosion, if required.**

#### **4. Plants**

- a. Check or circle types of vegetation found on the site:

☒ deciduous tree: alder, maple, aspen, other  
☒ evergreen tree: fir, cedar, pine, other  
☒ shrubs  
☒ grass  
☐ pasture  
☐ crop or grain  
☐ wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other  
☐ water plants: water lily, eelgrass, milfoil, other  
☒ other types of vegetation

**The area is characterized by: deciduous trees, evergreen trees, shrubs, grass, and other types of vegetation including landscape plantings.**

- b. What kind and amount of vegetation will be removed or altered?

**The proposal is a non-project action and does not involve construction or development activity. The amount of vegetation removal depends upon existing site conditions and project-specific site design. Individual development projects that may utilize the proposed legislation's zoning and development regulation changes will be subject to environmental review (if they meet or exceed thresholds for environmental review), the City's Environmentally Critical Areas Ordinance, Significant Trees Ordinance, and other regulations.**

**To the extent that proposed rezones increase zoning capacity over existing zoning, more intensive construction and greater impacts to vegetation could result on those parcels. Projects and development consistent with this proposal will occur over time and cannot be evaluated in terms of impacts to vegetation at this stage. Such projects will be subject to subsequent environmental review (if they meet or exceed thresholds for environmental review).**

**The proposed legislation slightly changes the overall "footprint" of development allowed under existing regulations and may affect the potential for vegetation removal as part of an individual development project on those parcels.**

- c. List threatened or endangered species known to be on or near the site.

**Individual development sites have not been determined. No endangered species are known to inhabit the area.**

- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

**This proposal is a non-project action and does not involve construction or development activity. Individual projects that may utilize the provisions of this proposal will occur over time and cannot be evaluated in terms of landscaping or other measures to preserve or enhance vegetation at this stage. Such projects will be subject to environmental review (if they meet or exceed thresholds for environmental review), and will be subject to the City's existing requirements for screening and buffers.**

**5. Animals**

- a. Circle any birds and animals that have been observed on or near the site or are known to be on or near the site:

**The area is developed and urban in character. Birds observed in the area include hawk, eagle, songbirds, crow, starling, seagulls, pigeons, and other birds. Mammals observed include squirrels, raccoons, other small rodents, feral cats, and household pets. No aquatic environment is included in the area.**

- b. List any threatened or endangered species known to be on or near the site.

**Individual development sites have not been determined. No threatened or endangered species are known to exist within the area.**

- c. Is the site part of a migration route? If so, explain.

**The area is not part of a known migration route.**

- d. Proposed measures to preserve or enhance wildlife, if any:

**This proposal is a non-project action and does not involve construction or development activity. Individual projects that may utilize the provisions of this proposal will occur over time and cannot be evaluated in terms of measures to preserve or enhance wildlife at this stage. Such projects will be subject to environmental review (if they meet or exceed thresholds for environmental review), and the City's Environmentally Critical Areas Ordinance for habitat protection.**

**6. Energy and Natural Resources**

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

**The proposal is a non-project action and does not involve construction or development activity. Individual projects and development consistent with this proposal will occur over time and cannot be evaluated in terms of energy requirements at this stage. Such projects will be subject to subsequent environmental review (if they meet or exceed thresholds for environmental review).**

**Future development projects that may use the proposed legislation's zoning or development regulation changes are unlikely to require different types of energy sources under the new provisions than under the existing provisions.**

**The area is served by electric and natural gas utilities. New development is likely to use these sources of energy.**

- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

**The proposal is a non-project action and does not involve construction or development activity. Individual development projects that utilize the proposed legislation's zoning and development regulation changes will be subject to environmental review (if they meet or exceed thresholds for environmental review) for height, bulk, and scale impacts.**

**To the extent that proposed rezones represent potential bulk and height increase over existing zoning, the potential use of solar energy by adjacent properties to these parcels could be impacted. Projects and development consistent with this proposal will occur over time and cannot be evaluated in terms of impacts to adjacent properties at this stage. Such projects will be subject to subsequent environmental review (if they meet or exceed thresholds for environmental review).**

- c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:

**This proposal is a non-project action and does not involve construction or development activity. Individual projects that may utilize the provisions of this proposal will occur over time and cannot be evaluated in terms of energy conservation features or measures to reduce or control energy impacts at this stage. Such projects will be subject to environmental review (if they meet or exceed thresholds for environmental review) and will need to meet the City's energy code requirements.**

## **7. Environmental Health**

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.

**This proposal is a non-project action and does not involve construction or development activity. Individual projects that may utilize the provisions of this proposal will be subject to environmental review (if they meet or exceed**

**thresholds for environmental review), the City's Environmentally Critical Areas Ordinance, and other requirements. Future development projects will need to comply with project-specific environmental regulations.**

**Zoning or development regulation changes in the proposed legislation are unlikely result in environmental health hazards as part of the site development for an individual project.**

- 1) Describe special emergency services that might be required.

**This proposal is a non-project action and does not involve construction or development activity. Individual projects that may utilize the provisions of this proposal will occur over time and cannot be evaluated in terms of special emergency services required at this stage. Such projects will be subject to environmental review (if they meet or exceed thresholds for environmental review), and will need to meet the City's concurrency requirements for public services infrastructure.**

**To the extent that the proposed legislation and zoning changes allow additional residential units or additional developable space over existing zoning, it has the potential to increase the need for public services including emergency services. The amount of potential residential growth is within the range covered by the City of Seattle's Comprehensive Plan for Fire Protection and Police Services. In general, emergency service providers including the Fire and Police Departments will review the effects of increased development and propose enhanced services as necessary as part of their planning for future service needs.**

- 2) Proposed measures to reduce or control environmental health hazards, if any:

**This proposal is a non-project action and does not involve construction or development activity. Individual projects that may utilize the provisions of this proposal will occur over time and cannot be evaluated in terms of measures to reduce or control environmental health hazards at this stage. Such projects will be subject to project-specific environmental review (if they meet or exceed thresholds for environmental review).**

- b. Noise

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment operation, other)?

**This proposal is a non-project action and does not involve construction or development activity. No noise exists in the area that would impact the proposed legislation. To the extent that traffic and other noise typical of urban area affects a given development project, those impacts will be assessed through project-specific environmental review (if they meet or exceed thresholds for environmental review).**

- 2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from site.

**This proposal is a non-project action and does not involve construction activity. Individual projects that may utilize the provisions of this proposal will occur over time and cannot be evaluated in terms of noise impacts at this stage. Such projects will be subject to environmental review (if they meet or exceed thresholds for environmental review) as they move forward.**

**To the extent that the proposed legislation and zoning changes allow additional residential units or additional developable space over existing zoning, it has the potential to increase noise levels during construction and on a long-term basis after construction is complete due to increased traffic and overall activity in the area.**

- 3) Proposed measures to reduce or control noise impacts, if any:

**This proposal is a non-project action and does not involve construction or development activity. Individual projects that may utilize the provisions of this proposal will occur over time and cannot be evaluated in terms of measures to reduce or control noise impacts at this stage. Such projects will be subject to project-specific environmental review (if they meet or exceed thresholds for environmental review).**

## **8. Land and Shoreline Use**

- a. What is the current use of the site and adjacent properties?

**The East Madison Business District and adjacent areas where land use actions are being considered include a variety of uses, including commercial, office, light industrial, human service, senior housing, mixed use buildings, and multi- and single-family housing.**



- b. Has the site been used for agriculture? If so, describe.

**The area has not been used for agriculture.**

- c. Describe any structures on the site.

**The area contains a wide range and extensive number of structures, primarily low- to medium-density residential development, office and retail buildings, auto-oriented strip development, and some light industrial businesses. Significant recreational structures are described in question (B)(12)(a) below. Significant historic structures are described in question (B)(13)(a) below.**

- d. Will any structures be demolished? If so, what?

**The proposal is a non-project action and does not involve demolition activity. Individual projects and development consistent with this proposal will occur over time and cannot be evaluated in terms of demolition impacts at this stage. Such projects will be subject to environmental review (if they meet or exceed thresholds for environmental review) as they move forward.**

- e. What is the current zoning classification of the site?

**The area includes parcels zoned for either commercial or multi-family uses, including NC3, NC2, NC2/R, C, L3, L2, and SF 5000.**

- f. What is the current comprehensive plan designation of the site?

**The East Madison Business District is located in the Madison-Miller Neighborhood, within the Central Area Residential Urban Village**

- g. If applicable, what is the current shoreline master program designation of the site?

**No shoreline areas are subject to the proposal.**

- h. Has any part of the site been classified as an "environmentally critical" area? If so, specify.

**None of the area contains land that has been classified environmentally critical.**

- i. Approximately how many people would reside or work in the completed project?

**The proposal is a non-project action, but will increase housing capacity over currently existing zoning. The legislation is intended to encourage additional housing development near the East Madison Business District. Please see (B)(9)(a) Housing below for more detail.**

- j. Approximately how many people would the completed project displace?

**The proposal is a non-project action and does not involve construction or development activity. Individual projects and development consistent with this proposal will occur over time and cannot be evaluated in terms of displacements at this stage.**

- k. Proposed measures to avoid or reduce displacement impacts, if any:

**The proposal is a non-project action and does not involve construction or development activity. Individual projects and development consistent with this proposal will occur over time and cannot be evaluated in terms of measures to avoid or reduce displacements at this stage. Such projects will be subject to existing City, State, and Federal requirements for mitigating housing impacts, if any.**

- l. Proposed measures to ensure the proposal is compatible with existing and project land uses and plans, if any:

**The proposed Land Use Code amendment has been reviewed for consistency with Comprehensive Plan and Land Use Policies and adopted neighborhood plans. The recommendations under consideration are all intended to implement the *Central Area Action Plan II*, the neighborhood plan for the East Madison Business District.**

**The *Central Area Action Plan II* specifically discussed six proposed rezone actions. Only one of the six was implemented – a rezone from L3 to NC2/R-40 to extend the business district north from Madison Street along 19<sup>th</sup> Ave. Other deferred proposals include:**

- changing a half-block from L3 to NC3-65 to spur redevelopment,
- reducing NC3-85 to NC3-65 for consistent building heights along Madison Street,
- changing L2 on the east side of 23<sup>rd</sup> Ave E to L3,
- increasing NC2-40 to NC3-65 to increase redevelopment potential of properties along the north side of East Olive Street, and

- increasing some SF5000 parcels to NC2-40 south of East Olive Street to increase commercial capacity.

The Plan also lists several area-wide land use recommendations, including one specifically pertaining to residential small lot zoning:

**LU-3.4.1 Residential Small Lot Zoning.** The Housing Element contains recommendations related to the use of Residential Small Lot (RSL) zoning designation to provide for the potential of nominally increasing existing densities, promoting better economic use of property, and encouraging “low-impact” redevelopment of low-density multifamily zones currently developed as single family. The reference here has been made to ensure land use goals support housing objectives.

Additionally, the economic development policies of the *Central Area Action Plan II* include:

**ED-5.4.3 Focus the City’s economic development resources toward primary business districts.** Create a proactive program to develop the Central Area by implementing strategies that permit each node to foster its unique character by working with the viable Central Area CDCS, private developers and node planning groups. Strategies could include increased public transportation connection between and to city/regional transit systems, land use and zoning flexibility (with community review and input), increased residential density, creative parking solutions, etc.

**23rd and Madison Node -The Destination/Entertainment Center.** Seek entertainment facilities (e.g. Arts complex), destination retail (upscale, grocery restaurant, etc.), convention and conference facilities and other like businesses. Encourage increased housing density in and around the commercial area.

Further, the Plan’s Housing element contains two actions and policies relating to zoning in the area:

#### **6.6 Encourage Market Rate Housing**

**ACTION – Tools for Moderate-Cost, Owner-Occupied Housing.** Use zoning and community/design review and negotiation to encourage flexible, higher-density land uses, and streamline permitting process, in order to secure cost-savings that are passed on as moderate priced, owner-occupancy residential development.

**H-6.6.8 Zoning Amendments.** Increase zoning designations in some areas to accommodate greater densities, to recognize existing densities, or to provide greater housing density around commercial districts, after a community process and approval for such changes.

**H-6.6.9 Residential Small Lot Potential.** Support zoning within the urban village boundaries for bungalow courts, small lot zoning, and tandem housing, as long as single-family design styles are maintained.

#### **6.7 Support for Seniors**

**ACTION – Develop housing programs that support independence for the Central Area’s elder population.**

**H-6.7.4 Zoning Amendments.** Change zoning in some areas to promote smaller residential options such as bungalow courts, ADUs, tandem housing, and small lot zoning.

## **9. Housing**

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

**This proposal is a non-project action, but has the potential to increase the capacity for housing through zoning changes and allowing Single Purpose Residential outright in NC2/R-zoned areas. The potential increase in housing capacity was evaluated by the Strategic Planning Office, based on the City’s experience in regulating land use. Individual projects and development consistent with this proposal will occur over time and cannot be evaluated in terms of specific housing impacts or income levels at this stage.**

**An approximate net capacity increase of 92 to 141 housing units may be expected as a result of the recommended land use actions, depending on whether the ground floor of new development in the NC2/R zones are developed as commercial space or housing.**

- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

**This proposal is a non-project action and does not include any construction or development activity. A net loss in housing capacity could potentially occur only as a result of one change – lowering the height limit in Area 2 from 85 feet to 65 feet. However, no housing units exist on the parcels in Area 2 – the area currently zoned NC3-85 – at this time. Additionally, the overall effect of these recommended land use changes would likely result in a net increase in housing units. Individual projects and development consistent with this proposal will occur over time and cannot be evaluated in terms of specific housing impacts or income-level at this stage.**

- c. Proposed measures to reduce or control housing impacts, if any:

**This proposal is a non-project action and does not include any construction or development activity. Individual projects and development consistent with this proposal will occur over time and cannot be evaluated in terms of measures to reduce or control housing impacts at this stage.**

**10. Aesthetics**

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

**The proposal does not include any construction or development activity. The tallest height allowed by the proposed zoning would be 65 feet. Current zoning in Area 2 allows development to 85 feet – the change to 65 feet maximum allowed height is intended to help ensure consistent building heights along East Madison Street. Exterior building materials of future development projects cannot be identified at this time.**

- b. What views in the immediate vicinity would be altered or obstructed?

**To the extent that proposed rezones increase zoning capacity over existing zoning, more intensive construction and development could result on those parcels. Projects and development consistent with this proposal will occur over time and cannot be evaluated in terms of view alteration at this stage.**

**Individual development projects that utilize the proposed legislation's zoning and development regulation changes will be subject to environmental review (if they meet or exceed thresholds for environmental review) for height, bulk and scale impacts and the City's Design Review Program.**

- c. Proposed measures to reduce or control aesthetic impacts, if any:

**Individual development projects that utilize the proposed legislation's zoning and development regulation changes will be subject to environmental review (if they meet or exceed thresholds for environmental review) for height, bulk and scale impacts. Because the proposal does not involve any construction or development activities, more specific measures are not practicable at this stage. New construction will need to comply with development standards in the City's Land Use Code.**

**11. Light and Glare**

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

**To the extent that the proposed legislation allows additional residential units or additional developable space over existing zoning, it has the potential to increase light and glare associated with new development. Projects and development that utilize the proposed legislation's zoning and development regulation changes will be subject to environmental review (if they meet or exceed thresholds for environmental review) for height, bulk and scale impacts.**

- b. Could light or glare from the finished project be a safety hazard or interfere with views?

**Please see (B)(11)(a).**

- c. What existing off-site sources of light or glare may affect your proposal?

**This proposal is a non-project legislative action and would not be affected by off-site sources of light or glare. Sources of light and glare are present within the area, and individual development projects that utilize the proposed legislation's zoning and development regulation changes will be subject to environmental review (if they meet or exceed thresholds for environmental review) for light and glare impacts.**

- d. Proposed measures to reduce or control light and glare impacts, if any:

**The proposal is a non-project action and does not involve construction or development activity. Individual projects and development consistent with this proposal will occur over time and cannot be evaluated in terms of measures to**

**reduce or control light and glare impacts at this stage. Such projects will be subject to environmental review (if they meet or exceed thresholds for environmental review) for light and glare impacts.**

**12. Recreation**

- a. What designated and informal recreational opportunities are in the immediate vicinity?

**Miller playfield is just north of the area on the north side of John Street and includes soccer and baseball fields, a playground, and a community center.**

- b. Would the proposed project displace any existing recreational uses? If so, describe.

**No. The proposal does not include any construction or development activity and would not displace any existing recreational uses. Individual development projects that utilize the proposed legislation's zoning and development regulation changes will be subject to environmental review (if they meet or exceed thresholds for environmental review).**

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

**The proposal is a non-project action and does not involve construction or development activity. Individual projects and development consistent with this proposal will occur over time and cannot be evaluated in terms of measures to reduce or control impacts on recreation at this stage. Such projects will be subject to environmental review (if they meet or exceed thresholds for environmental review) as they move forward.**

**13. Historic and Cultural Preservation**

- a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.

**There are no places or objects within the area on or proposed for national, state, or local preservation registers.**

- b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.

**See answer to (B)(13)(a) above.**

- c. Proposed measures to reduce or control impacts, if any:

**Individual development projects that utilize the proposed legislation's zoning and development regulation changes will be subject to environmental review (if they meet or exceed thresholds for environmental review), and will be subject to the City's existing requirements for Certificates of Approval from the Landmarks Preservation Board, and associated regulations. As the proposal does not involve any construction or development activity, no more specific measures are practicable at this stage.**

**14. Transportation**

- a. Identify public streets and highways serving the site, and describe the proposed access to the existing street system. Show on site plans, if any.

**The area is served by a network of city-maintained streets. Major arterials in the vicinity include East Madison Street and 23<sup>rd</sup> Avenue East. Minor arterials include East John Street and 19<sup>th</sup> Avenue East. East Madison Street carries a large volume of traffic from**

- b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?

**The area is regularly served by King County Metro routes 11, 48, 12, and 8. There are bus stops near most intersections in the East Madison Business District along East Madison Street, East John Street, 19<sup>th</sup> Avenue East, and 23<sup>rd</sup> Avenue East.**

- c. How many parking spaces would the completed project have? How many would the project eliminate?

**To the extent that development capacity is increased by this proposal, future development will be required to meet the applicable parking requirements under the existing code. Projects and development consistent with this proposal**



**will occur over time and cannot be evaluated in terms of parking impacts at this stage. In many redevelopment scenarios, parking is the limiting factor for increased housing in the area.**

- d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).

**This proposal is a non-project action and is not expected to require new roads or streets. Almost all of the parcels identified as being likely to develop using this legislation are located on or near major arterials which are likely to have the capacity to handle the increased development (see actual traffic increase in (B)(14)(f) below). Projects and development making use of the provisions of this proposal will undergo environmental review (if they meet or exceed thresholds for environmental review) for traffic and transportation impacts, and will need to meet transportation concurrency requirements.**

- e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

**The proposal is not in the immediate vicinity of water, rail, or air transportation.**

- f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.

**This proposal is a non-project action and does not involve construction or development activity. Given the multifamily residential nature of the potential housing increase, these trips are likely to have the greatest impact on the PM peak hour.**

**Based on the additional development capacity information of these proposed actions, the additional traffic, at most, is estimated at 986 daily auto trips, 74 AM peak hour trips, and 96 PM peak hour trips.**

- g. Proposed measures to reduce or control transportation impacts, if any.

**This proposal is a non-project action and does not involve construction or development activity. Projects and development that may utilize the provisions of this proposal will occur over time and cannot be evaluated in terms of measures to reduce or control transportation impacts at this stage. Such**

**projects will be subject to environmental review (if they meet or exceed thresholds for environmental review) for traffic and transportation impacts, and will need to meet transportation concurrency requirements.**

**15. Public Services**

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe.

**This proposal is a non-project action and does not involve development activity. Individual projects that may utilize the provisions of this proposal will be subject to environmental review (if they meet or exceed thresholds for environmental review), and will need to meet the City's concurrency requirements for public services infrastructure.**

**To the extent that the proposed rezones allow additional residential units or additional developable space over existing zoning, the potential to increase the need for public services exists. This potential additional growth is within the levels identified in the City of Seattle Comprehensive Plan for capital facilities. In general, providers of public services, including fire protection, police protection, health care, schools regularly review the effects of increased development and propose enhanced services as necessary as part of their planning for future service needs.**

- b. Proposed measures to reduce or control direct impacts on public services, if any.

**Please see (B)(15)(a) above.**

**16. Utilities**

- a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other.

**The area is extensively developed and are served by all the utilities listed above except for septic systems. Other utilities available include cable television and internet access.**

- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in immediate vicinity which might be needed.

**This proposal is a non-project action and does not involve development activity. Individual projects that may utilize the provisions of this proposal will be subject to environmental review (if they meet or exceed thresholds for environmental review), and will need to meet the City's concurrency requirements for utilities infrastructure.**

**To the extent that the proposed rezones allow additional residential units or additional developable space over existing zoning, the potential to increase the need for utilities infrastructure exists. This potential additional growth is within the levels identified in the City of Seattle Comprehensive Plan. In general, utility providers, including SCL, SPU, Washington Natural Gas, US West, and other utilities regularly review the effects of increased development and propose enhanced services as necessary as part of their planning for future service needs.**

**C. Signature**

The above answers are true and complete to the best of my knowledge. I understand the lead agency is relying on them to make its decision.

Signature: \_\_\_\_\_

Date submitted: \_\_\_\_\_

This checklist was reviewed by:

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Land Use Planner Department of Design, Construction and Land Use

Any comments or changes made by the Department are entered in the body of the checklist and contain the initials of the reviewer.

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**D. SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS**

(Do not use this sheet for project actions)

(summarize or build upon the types of statements suggested in the previous sections)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

**Enactment of the proposed rezones is unlikely to substantially increase the likelihood of water, air or other types of pollution in the area. Zoning or development regulation changes in the proposed rezones will not result in development that differs substantially from that allowed under the existing code. The rezones increase allowable density for residential and commercial uses on the rezone sites. Individual development projects that utilize the proposed legislation's zoning and development changes also will be subject to environmental review (if they meet or exceed thresholds for environmental review) and other requirements.**

Proposed measures to avoid or reduce such increases are:

**None are proposed beyond existing regulations at this time because the proposal does not involve any construction or development activity. The City and other regulatory agencies have regulations designed to protect against these types of impacts, and the potential for increases in developable space are not uniform enough to warrant general measures.**

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

**Enactment of the proposed Land Use Code amendment is unlikely to affect plants, animals, fish, or marine life. The area is developed and urban in character. The development that could occur under the proposed legislation does not differ substantially from that allowed under the existing code. The proposal does not include relaxation of existing protections to plants, animals, fish or marine life. Individual development projects that utilize the proposed legislation's zoning and development**

**regulation changes will be subject to environmental review (if they meet or exceed thresholds for environmental review), and will be subject to existing requirements for open space, significant tree protection, and habitat protection.**

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

**None are proposed beyond existing regulations at this time because the proposal does not involve any construction or development activity, and because the potential for increases in developable space attributable to this proposed legislation are not uniform enough to warrant general measures. The City and other regulatory agencies have existing regulations to protect these resources.**

3. How would the proposal be likely to deplete energy or natural resources?

**Because future development that might use the provisions of this proposed legislation is expected to meet the City's energy code, enactment of the proposed Land Use Code amendment is unlikely to deplete energy or natural resources. The proposed legislation may result in an increase in housing development in the area, with an associated increase in residential use of energy and natural resources.**

Proposed measures to protect or conserve energy and natural resources are:

**None are proposed beyond existing regulations at this time because the proposal does not involve any construction or development activity, and because the potential for increases in developable space attributable to this proposed legislation are not uniform enough to warrant general measures. The City and other regulatory agencies have existing regulations to protect these resources.**

4. How would the proposal be likely to use or affect environmentally critical areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

**There are no environmentally critical areas or other government protected areas within the proposed rezone areas.**

Proposed measures to protect such resources or to avoid or reduce impacts are:

**None are proposed beyond existing regulations at this time because the proposal does not involve any construction or development activity, and because the potential for**

**increases in developable space attributable to this proposed legislation are not uniform enough to warrant general measures. The City and other regulatory agencies have existing regulations to protect these resources.**

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

**This proposal is a rezone that is intended to implement the goals and policies of the Central Area Action Plan II for the Madison-Miller neighborhood. Specifically, the proposed rezones are intended to help encourage the revitalization and redevelopment of the East Madison Business District by increasing housing options near the business district and improving the transitions between commercial zones and adjacent residential zones. Redevelopment would conform with the new requirements, and would help to establish a new pattern of development. No uses will become non-conforming under this proposal, although one development currently in the permitting process will be a greater height than the proposed zoning will allow once constructed.**

**This proposal is consistent with the Urban Village strategy and Land Use Policies of the City's Comprehensive Plan, and with the adopted Neighborhood Plan (Central Area Action Plan II, amended into Seattle's Comprehensive Plan with Ordinance# 119216, Nov. 12, 1998).**

**There are no shorelines within the areas proposed for rezoning.**

Proposed measures to avoid or reduce shoreline and land use impacts are:

**This proposal may impact existing land uses by allowing buildings that are at a scale slightly different than those on adjacent properties. Zoning or development regulation changes in the proposed rezones will not result in development that differs substantially from that allowed under the existing code. The rezones increase allowable density for residential and commercial uses on the rezone sites. Individual development projects that utilize the proposed legislation's zoning and development changes also will be subject to design review (if they meet or exceed thresholds for environmental review), which will help mitigate the impacts of height, bulk, and scale for new developments on existing buildings.**

**The areas proposed for rezoning are not on or near a shoreline.**

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

**To the extent that the proposed legislation allows additional residential units or additional developable space over existing zoning, it has the potential to increase demands on transportation, utilities and the need for public services. This potential additional growth is within the levels identified in the City of Seattle Comprehensive Plan for Transportation, Utilities and Capital Facilities.**

Proposed measures to reduce or respond to such demand(s) are:

**In general, providers of utilities and public services, including fire protection, police protection, health care, schools regularly review the effects of increased development and propose enhanced services as necessary as part of their planning for future service needs.**

**Individual development projects that utilize the proposed legislation's zoning and development regulation changes will be subject to environmental review (if they meet or exceed thresholds for environmental review), and will need to meet the City's concurrency requirements for transportation, utilities, and public services infrastructure. As the proposal does not involve any construction or development activity, no more specific measures are practicable at this stage**

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

**No conflicts are anticipated.**